

EXHIBIT G020017L:B

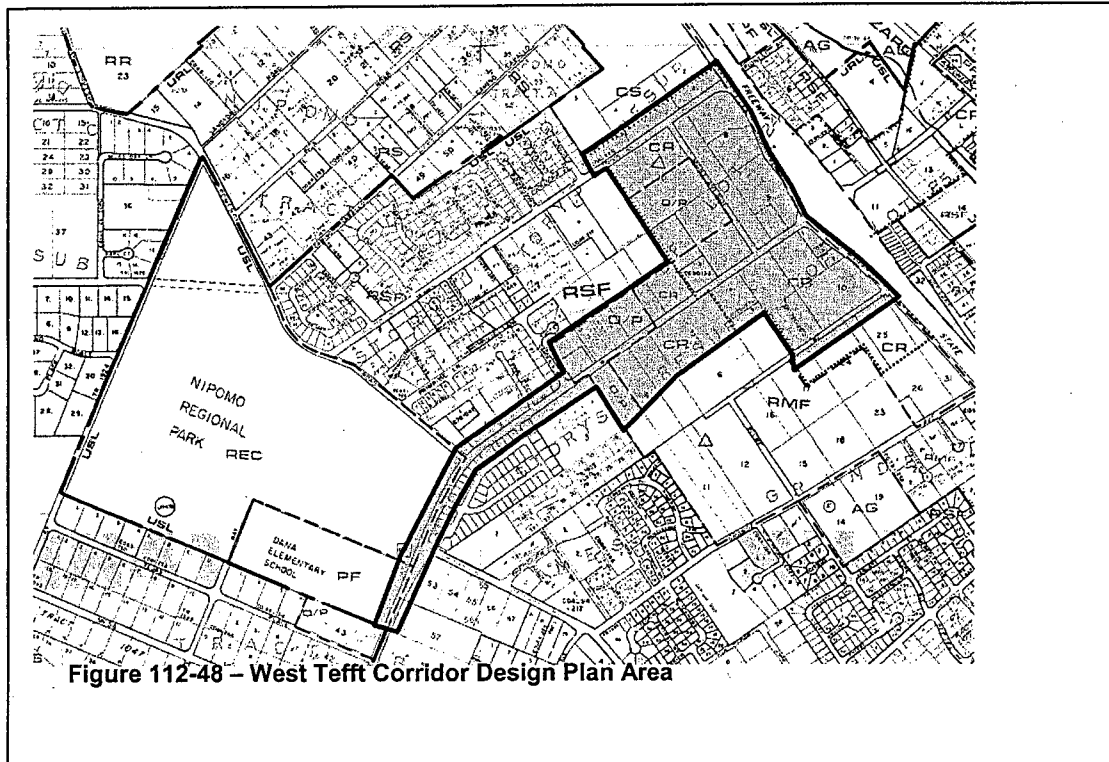
ORDINANCE NO. 3119

AN ORDINANCE AMENDING TITLE 22 OF THE  
SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE SECTION 22.112.080  
RELATING TO THE WEST TEFFT CORRIDOR DESIGN PLAN IN NIPOMO

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

**SECTION 1.** Section 22.112.080 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended by adding new subsection C to read as follows, adding Figure 112-48 and renumbering all text and figures as necessary:

- C. **West Tefft Corridor Design Plan.** The following standards apply to the Commercial Retail, Office and Professional, Recreation, Public Facility and Residential Single Family land use categories within the area shown in Figure 112-48.
1. **Compliance with the West Tefft Design Plan.** The West Tefft Design Plan and any amendments thereto, is hereby incorporated into this Section as though it were fully set forth here. All Zoning Clearances, Minor Use Permit, Conditional Use Permit and land division applications within the West Tefft Design Plan Area (see Figure 112-48) shall be in conformity and compliance with the West Tefft Design Plan. In the event of any conflict between the provisions of this Title and the Design Plan, the Design Plan shall control.
  2. **Permit requirements.** Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
    - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
    - b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as "minor" Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the West Tefft Corridor Design Plan.
    - c. Where Conditional Use Permit approval is otherwise required by this Title.



**SECTION 2.** That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed mitigated negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the mitigated negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received; there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

**SECTION 3.** If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

**SECTION 4.** This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo,  
State of California, on the 15th day of May, 2007, by the following roll call vote,  
to wit:

AYES: Supervisors James R. Patterson, Bruce S. Gibson, Harry L. Ovitt,  
K.H. "Katcho" Achadjian, Chairperson Jerry Lenthall

NOES: None

ABSENT: None

ABSTAINING: None

JERRY LENTHALL

Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

JULIE L. RODEWALD

County Clerk and Ex-Officio Clerk of the Board of Supervisors  
County of San Luis Obispo, State of California

By: C.M. CHRISTENSEN Deputy Clerk

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.  
County Counsel

By: 

Deputy County Counsel

Dated: 5.7.07